

**Grantee: Tucson, AZ**

**Grant: B-08-MN-04-0507**

**October 1, 2009 thru December 31, 2009 Performance Report**

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**Grant Number:**

B-08-MN-04-0507

**Obligation Date:****Award Date:****Grantee Name:**

Tucson, AZ

**Contract End Date:**

03/25/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$7,286,911.00

**Grant Status:**

Active

**QPR Contact:**

Michael Czechowski

**Estimated PI/RL Funds:**

\$1,073,969.15

**Total Budget:**

\$8,360,880.15

**Disasters:****Declaration Number**

No Disasters Found

**Narratives****Areas of Greatest Need:**

Funds have been targeted in census tracts that have been designated as those with high foreclosure rates.

**Distribution and and Uses of Funds:**

The City of Tucson will spend 27.7% of the grant fund meeting the 25% set aside requirement, assisting families earning less than 50% of area median income in the designated target areas.

\$720,000 of the administration funds have been fully obligated.

The balance of the grant has been to purchase foreclosed homes to be sold under a Land Trust model to individuals/families who earn between 50 and 65% of area median income.

**Definitions and Descriptions:****Low Income Targeting:**

The City of Tucson will purchase 16 homes to be used as permanent rentals to families earning less than 50% of area median income.

**Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$7,355,546.72

**Total Budget**

\$0.00

\$7,355,546.72

**Total Obligated**

\$2,742,637.00

\$4,177,637.00

**Total Funds Drawdown**

\$2,394,493.96

\$3,342,429.97

**Program Funds Drawdown**

\$2,394,493.96

\$3,342,429.97



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,540,052.01	\$3,735,996.00
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,093,036.65	\$0.00
Limit on Admin/Planning	\$728,691.10	\$85,297.41
Limit on State Admin	\$0.00	\$85,297.41

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,042,363.51

## Overall Progress Narrative:

The City of Tucson has purchased a total of 39 homes using NSP 1 funds. The original plan called for the purchase and rehab of only 36 homes. 11 homes have completed the rehab and have been turned over to the Management Company to lease, 17 additional homes are currently under contract to be rehabilitated. The City is currently working with a HUD TA consultant to develop a Land Trust. Sometime within the next 8 months, when this Land Trust becomes a 501c3 non-profit, the City will convey these homes to the Land Trust, who will then sell these homes to families earning less than 65% of AMI. The remaining homes that meet the 25% set aside to assist families below 50% of AMI, will stay permanent in the City of Tucson EI Portal rental portfolio.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$2,345,827.90	\$6,566,911.00	\$3,257,132.56
0002, NSP Rehabilitation Rental	\$0.00	\$0.00	\$0.00
0004, NSP Rehabilitation Resale	\$0.00	\$0.00	\$0.00
0005, NSP Disposition	\$0.00	\$0.00	\$0.00
0006, NSP Administration	\$48,666.06	\$720,000.00	\$85,297.41



## Activities

**Grantee Activity Number:** 9123

**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Project Number:**

0006

**Projected Start Date:**

03/23/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Planned

**Project Title:**

NSP Administration

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Tucson

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2009**

N/A

**To Date**

\$925,685.63

**Total Budget**

\$0.00

\$925,685.63

**Total Obligated**

\$0.00

\$200,000.00

**Total Funds Drawdown**

\$48,666.06

\$85,297.41

**Program Funds Drawdown**

\$48,666.06

\$85,297.41

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$19,842.66

\$90,115.98

City of Tucson

\$19,842.66

\$90,115.98

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administration of NSP for Tucson, Arizona

**Location Description:**

Tucson, Arizona.

**Activity Progress Narrative:**

Covered general administration costs for the operation of the NSP program. This quarter expenditures are \$19,842.66.

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>9535</b>
<b>Activity Title:</b>	<b>Acq/Rehab</b>

**Activity Category:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition General

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Tucson

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**

City of Tucson

**Match Contributed**
**Oct 1 thru Dec 31, 2009**

N/A

\$0.00

\$1,245,000.00

\$949,789.62

\$949,789.62

\$0.00

\$0.00

\$454,299.32

\$454,299.32

\$0.00

**To Date**

\$2,556,577.58

\$2,556,577.58

\$1,330,000.00

\$1,023,001.98

\$1,023,001.98

\$0.00

\$0.00

\$1,107,886.22

\$1,107,886.22

\$0.00

**Activity Description:**

Acquisition and rehabilitation of 17 foreclosed properties under the NSP for use as permanent rentals for client households that earn under 50% AMI.

These properties will be managed by the City of Tucson EI Portal program. While still owned by the City of Tucson, an outside agency manages the homes. All new leases of these 17 homes will be to households below 50% AMI.

**Location Description:**

Tucson, Arizona

**Activity Progress Narrative:**

These homes have been purchased to be permanent rentals to be placed into the City of Tucson EI Portal Program to be rented to families earning less than 50% of AMI. The rehab has been completed on two of these homes and turned over to the Property Manager to lease. One home has been rented to a family earning less than 50% of AMI, the remaining homes are being marketed for rent.

This quarter expenditures are \$454,299.32.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	16/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/17

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/17	0/0	0/17	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/17	0/0	0/17	0
# Renter Households	0	0	0	0/17	0/0	0/17	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>9537</b>
<b>Activity Title:</b>	<b>Acq/Rehab</b>

**Activity Category:**

Disposition

**Project Number:**

0001

**Projected Start Date:**

03/23/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition General

**Projected End Date:**

04/15/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Tucson

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2009**

N/A

**To Date**

\$5,861,504.06

**Total Budget**

\$0.00

\$5,861,504.06

**Total Obligated**

\$1,497,637.00

\$2,647,637.00

**Total Funds Drawdown**

\$1,396,038.28

\$2,234,130.58

**Program Funds Drawdown**

\$1,396,038.28

\$2,234,130.58

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$1,065,910.03

\$2,537,993.80

City of Tucson

\$1,065,910.03

\$2,537,993.80

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning under 65% AMI through the Pima County Community Land Trust. The Land Trust will have a Inad lease on these homes for 99 years, automatically renewable for an additional 99 years, that will maintain long-term affordability. The owners may not convey the home without Pima County Community Land Trust involvement and may only receive 25% of equity, if any, in addition to full return of their investment, if proceeds from a future sale allow.

**Location Description:**

Tucson Arizona

**Activity Progress Narrative:**

During this quarter the City of Tucson purchased an additional 12 homes in our targeted neighborhoods. Of these 12 homes, work has begun on 6 of the homes, the rehab work on 1 home is completed and that home turned over to Property Manager. On the remaining 5 homes, the the work write ups are being completed in preparation for putting the rehab work out to bid. The one home located at 2323 E Montana, has been rented by our Property Manager to a 4 person family earning less than 65% of AMI  
This quarter expenditures are \$1,065,910.03.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**





# of Properties	12	12/37
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/37
# of Singlefamily Units	0	0/37

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/37	0/0	0/37	0
# Owner Households	0	0	0	0/37	0/0	0/37	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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